

**AGENDA**  
**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Friday, September 2, 2005 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

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**NEW CASES**

- V-05-183**      Application of **Glen Donaldson** for a variance from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 10 feet, and 2) reduce the east side yard setback from the required 7 feet to 5 feet, and 3) reduce the west side yard setback from the required 7 feet to 5 feet to allow for construction of a new single- family house. The property is located at **440 GARTRELL STREET S.E.**, fronts 27.5 feet on the north side of Gartrell Street, and begins 31 feet west of the Northwest corner of Gartrell Street and Fitzgerald Street. Zoned R-5 (Single- Family Residential) District. Land Lot 45 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Glen Donaldson**  
**Council District 5, NPU-M**
- V-05-186**      Application of **Mark Wilcox & Odis Miller** for a variance from the zoning regulations to reduce the north side yard setback from the required 10 feet to 8 feet for the installation of a swimming pool. Applicant also seeks a special exception from the zoning regulations to allow for a swimming pool adjacent to a public street. The property is located at **3870 LAND O LAKES DRIVE N.E.**, fronts 170 feet on the west side of Land O Lakes Drive, and begins on the northern corner of Land O Lakes Drive and Sheldon Drive. Zoned R-3 (Single- Family Residential) District. Land Lot 63 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Mark Wilcox & Odis Miller**  
**Council District 7, NPU-B**
- V-05-230**      Application of **Shawn Deford** for a variance from the zoning regulations to reduce the west side yard setback from the required 7 feet to 2.6 feet for the second story addition to an existing single- family house. The property is located at **1047 HIGH POINT DRIVE N.E.**, fronts 55 feet on the south side of High Point Drive, and begins 384.3 west of the southwest corner of North Highland Avenue and High Point Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 2 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Shawn and Jill Deford**  
**Council District 6, NPU-F**
- V-05-215**      Application of **Brenda Bass and Tyler Peek** for a variance from the zoning regulations to 1) reduce the east side yard setbacks from the required 5 feet to 4 feet, 2) reduce the west side yard setback from the required 5 feet to 4 feet, 3) reduce the front yard setback from the required 20 feet to 18 feet, and 4) reduce the rear yard setback from the required 5 feet to 4 feet for construction of a new single- family house. The property is located at **161 RICHMOND STREET S.W.**, fronts 23 feet on the south side of Richmond Street, and begins 195 feet west of the southwestern corner of Richmond Street and Connally Street. Zoned R-4B (Single- Family Residential) District. Land Lot 53 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Tyler Park**  
**Council District 1, NPU-V**

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- V-05-216**      Application of **Land Logistics, LLC** for a variance from the zoning regulations to 1) reduce the north side yard setback from the required 5 feet to 3 feet, and 2) reduce the south side yard setback from the required 5 feet to 3 feet for construction of a new single- family house. The property is located at **883 McDANIEL STREET S.W.**, fronts 25 feet on the west side of McDaniel Street, and begins 75 feet north of the northwestern corner of Gardener Street and McDaniel Street. Zoned R-4B (Single- Family Residential) District. Land Lot 86 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ezekiel Construction**  
**Council District 4, NPU-V**
- V-05-217**      Application of **Nancy K. Gzeckowicz** for a variance from the zoning regulations to reduce the east side yard setback from the required 7 feet to 1.3 feet for addition to a single- family house. The property is located at **360 FOURTH STREET N.E.**, fronts 42 feet on the north side of Fourth Street, and begins 86 feet east of the northeastern corner of Durant Place and Fourth Street. Zoned R-5 (Two- Family Residential) District. Land Lot 48 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Nancy K. Gzeckowicz**  
**Council District 6, NPU-E**
- V-05-218**      Application of **Katie Anderson** for a special exception form the zoning regulations to construct a swimming pool in a yard adjacent to a street where such active recreation is otherwise prohibited. The property is located at **1586 PEACHTREE BATTLE AVENUE N.W.**, fronts 136 feet of the southwestern side of Peachtree Battle Avenue, and begins on the western corner of Peachtree Battle Avenue and Moores Mill Road. Zoned R-3 (Single- Family Residential) District. Land Lot 220 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Alesion Dainelli**  
**Council District 8, NPU-A**
- V-05-219**      Application of **Brian O' Neill & Andy Wildman** for a variance from the zoning regulations to reduce the front yard setback from the required 50 feet to 45 feet to allow for first and second story additions to an existing single-family house. The property is locate at **877 KIPLING DRIVE N.W.**, fronts 170 feet on the north side of Kipling Drive, and begins on the north western corner of Kipling Drive and Radcliffe Drive. Zoned R-3A (Single-Family Residential) District. Land Lot 154 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Brian O' Neill & Andy Wildman**  
**Council District 8, NPU-C**

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- V-05-220**      Application of **Southern Company** for a variance to increase the height of a building signature sign to extend beyond the top of the building where otherwise prohibited. The property is located at **30 ALEXANDER STREET (A.K.A. 30 IVAN ALLEN Jr. BLVD)**, fronts 355 on the south side of Alexander Blvd, and begins on the southeast corner of Alexander Street and Spring Street. Zoned SPI-13/ Subarea 1 (Centennial Olympic Park Special Public Interest) District. Land Lot 79 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Alexander W. Peach Associates, LLC.**  
**Council District 2, NPU-M**
- V-05-221**      Application of **David Berl** for a variance from the zoning regulations to allow a parking pad in the required yard which is otherwise prohibited. The property is located at **2775 MARGRET MITCHELL DRIVE N.W.**, fronts 140 feet on the eastern side of Margaret Mitchell Drive, and begins on the eastern corner of the Margaret Mitchell Drive and Wesley Parkway. Zoned R-3 (Single- Family Residential) District. Land Lot 219 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Don Glitsis/ Shelton Winters**  
**Council District 8, NPU-A**
- V-05-222**      Application of **Allen Hoss** for 1) a variance from the zoning regulations to reduce the front yard setback from the required 40 feet to 10 feet, and 2) a special exception from the zoning regulations to reduce the on-site parking from 439 spaces to 235 spaces for construction of two retail structures. The property is located at **1375 SEABOARD INDUSTRIAL BOULEVARD N.W.**, fronts 537 feet on the south side of Seaboard Industrial Boulevard, and begins 804.5 feet east of the southeastern corner of Seaboard Industrial Boulevard and Hills Avenue. Zoned I-2 (Heavy Industrial) District. Land Lot 193 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Greg Catoe**  
**Council District 9, NPU-D**
- V-05-223**      Application of **Lee Mayweather** for a variance from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 4 feet, and 2) reduce the south side yard setback from the required 7 feet to 4 feet for construction of a new single- family house. The property is located at **580 GRIFFIN STREET N.W.**, fronts 28 feet on the west side of Griffin Avenue, and begins 56 feet south of the southwestern corner of Griffin Street and D'Alvigney Street. Zoned R-4A (Single- Family Residential) District. Land Lot 111 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Tekle Aylele**  
**Council District 3, NPU-L**

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- V-05-224**      Application of **Arlin Homes** for a special exception from the zoning regulations to reduce the number of parking spaces from the required 87 spaces to 18 spaces for the conversion of a warehouse to a place of assembly. The property is located at **987 HOLLYWOOD ROAD N.W.**, fronts 242 feet on the north side of Hollywood Road, and begins on the northwestern corner of Hollywood Road and Gun Club Road. Zoned C-1 (Community Business) District. Land Lot 248 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Hubert F. McConnell**  
**Council District 9, NPU-J**
- V-05-225**      Application of **Jocelyn W. Beavers** for a variance from the zoning regulations to 1) reduce the south side yard setback from the required 7 feet to 4 feet, 2) reduce the half- depth front yard setback from the required 17 ½ feet to 11 feet, 3) reduce the rear yard setback from the required 15 feet to 4 feet, 4) and increase the maximum floor area ratio of the accessory structure from the required 30% of the main structure to 40% all to allow a dormer and roof addition to an existing detached garage. The property is located at **445 GLENWOOD PLACE S.E.**, fronts 48 feet on the west side of Glenwood Drive, and begins on the southwest corner of Glenwood Place and Sanders Avenue. Zoned R-4 (Single- Family Residential) District. Land Lot 12 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Leslie Smith**  
**Council District 5, NPU-W**

**DEFERRED CASES**

- V-05-63**      Application of **Thomas Franklin** for variances from the zoning regulations to 1) reduce the front yard setback from the required 20 feet to 10 feet, 2) reduce the half-depth front yard setback from the required 10 feet to 3 feet, and 3) reduce the west side yard setback from the required 7 feet to 3 feet, for construction of a new, single-family house. Property is located at **200 FLETCHER STREET, S.W.**, fronts 25 feet on the south side of Fletcher Street, and begins at the southwest corner of Fletcher Street and Fortress Avenue. Zoned R-4B (Single-Family Residential) District. Land Lot 74 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Charles Schrauth**  
**Council District 4, NPU-V**

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- V-05-114** Application of **Jeff Cook** for a special exception from the zoning regulations to reduce the on-site parking from the required 25 spaces to 11 spaces for conversion of an existing building into a hotel. Property is located at **830 WARNER STREET, S.W.**, fronts 50 feet on the south side of Warner Street and 57.5 feet on the northeast side of Woodrow Street, beginning 421.8 feet from the east corner of Warner Street and Woodrow Street. Zoned I-2 (Light Industrial) District. Land Lot 106 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Warner Motel, LLC**  
**Council District 12, NPU-S**
- V-05-137** Application of **David Butler** for variances from the zoning regulations to 1) reduce the west side yard setback from the required 7 feet to 3 feet and 2) increase the maximum allowed lot coverage from the required 50% to 57% to allow for a 2<sup>nd</sup> story room addition to the back of a single-family house. The property is located at **1015 ADAIR AVENUE N.E.**, fronts 50 feet on the south side of Adair Avenue, and begins 170 feet west of the southwest corner of Adair Avenue and North Highland Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 1 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Carter Simmons**  
**Council District 6, NPU-F**
- V-05-149** Application of **Christina Gullet** for variances from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 1 foot for construction of a detached garage, and 2) to increase its maximum allowed square footage from 30% to 48% of that of the house. The property is located at **43 NORTHWOOD AVENUE N.E.**, fronts 75 feet on the east side of Northwood Avenue and begins 615 feet north of the northern corner of Northwood Avenue and Huntington Road. Zoned R-4 (Single-Family Residential) District. Land Lot 109 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: W. Howell Barrett II**  
**Council District 7, NPU-E**
- V-05-162** Application of **Richard L. Taylor** for a special exception from the zoning regulations to reduce the off-street parking requirements from the required 165 spaces to 132 spaces for the conversion of an existing building to office and restaurant space. The property is located at **154 KROG STREET N.E.**, fronts 45.3 feet on the north side of Krog Street, and begins 335.5 feet north of the northeastern corner of Krog Street and Lake Avenue. Zoned I-2 (Heavy Industrial) District. Land Lot 19 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Inman Alley, LLC**  
**Council District 2, NPU-N**

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- V-05-172** Application of **Woodall Family Enterprises** for a special exception from the zoning regulations to reduce the off-street parking requirements from the required 85 spaces (1/300 s.q.) to 75 spaces for construction of a new office building. The property is located at **311 BUCKHEAD AVENUE N.E.**, fronts 165 feet on the south side of Buckhead Avenue, and begins 70.2 feet east of the southeastern corner of Buckhead Avenue and Fulton Drive. Zoned C-1 (Community Business) District. Land Lot 61 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Woodall Family Enterprises**  
**Council District 7, NPU-B**
- V-05-189** Application of **Sarran Marshall** for a variance from the zoning regulations to 1) reduce the East side yard setback from the required 5 feet to 3 feet and 2) reduce the west side yard setback from the required 5 feet to 3 feet for construction of a single- family house. The property is located at **38 ORMOND STREET S.E.**, fronts 35 feet on the north side of Ormond Street, and begins 79 feet west of the northwestern corner of Ormond Street and Fraser Street. Zoned R-4B (Single- Family Residential) District. Land Lot 54 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Jem Investment Properties, LLC**  
**Council District 1, NPU-V**